

Note:

This document is a summary of the relevant Auckland Unitary Plan (Operative in Part) (AUP (OP)) chapters to assist with determining if mana whenua values can be considered in relation to a consent application under the AUP (OP).

The AUP (OP) is updated over time and updates will be made to these chapter summaries quarterly. This chapter summary reflects the AUP (OP) provisions as of June 2021. As changes may be made to the AUP (OP) more frequently than this document is updated, please refer to the AUP (OP) for the full text and provisions.

6.31 Hingaia 1

Residential Activity Table 1 – Hingaia 1 Precinct

Activity	Activity Status
Residential	
Integrated Residential Development on front sites	RD
Dwelling(s) on sites that adjoin the coast/and or esplanade reserve and that have a net site area of 600m ² or less	RD

Neighbourhood Centre Zone Activity Table

Activity	Activity Status
Retail	
Individual retail tenancies not exceeding 450m ² (gross floor area)	P
Individual retail tenancies exceeding 450m ² (gross floor area)	NC
Any Retail Activity that results in the total gross floor area of all Commercial and Retail Activities in the Neighbourhood Centre zone exceeding 1,000m ²	NC

Activity Table 3 – Hingaia 1 Precinct

Subdivision Activity	Activity Status
Vacant lot subdivision in accordance with the Hingaia 1 precinct plan	RD
Vacant lot subdivision not in accordance with the Hingaia 1 precinct plan	D
Vacant lot subdivision adjoining the coast and/or esplanade reserve of 600m ² net site area or more	RD
Vacant lot subdivision adjoining the coast and/or esplanade reserve of less than 600m ² net site area	NC
Subdivision of sites in accordance with an approved (or concurrent) land use consent, resulting in sites less than 600m ² net site area adjoining an existing or proposed esplanade reserve	RD

6. Assessment of Restricted Discretionary Activities

6.1 Matters for Discretion

1. Integrated Residential Development

The Council will restrict its discretion to those matters listed under “four or more dwellings” in the Mixed Housing Suburban zone.

2. Subdivision in accordance with the Hingaia 1 precinct

The Council will restrict its discretion to those matters listed for subdivision under the Auckland-wide rules and the following matters:

- a. Consistency with the Hingaia 1 precinct plan

6.2 Assessment Criteria

For development that is a restricted discretionary activity in the Hingaia 1 precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the Mixed Housing Urban zone, Mixed Housing Suburban zone and Auckland Wide Rules:

1. Subdivision

- c. Development is consistent with the Hingaia 1 precinct objectives and policies.